

AP MORGAN



Holywell Lane, Rubery
Offers in excess of £450,000

Features:

- Beautifully presented three-bedroom semi-detached house.
- Perfect for large and growing families
- A substantial lounge,
- A large dining room,
- A spacious, fitted breakfast kitchen,
- A ground floor WC,
- Three double bedrooms,
- A contemporary family bathroom,
- En-suite shower room,
- A large double garage/gym,
- A bar/games room,
- Utility,
- Off-street parking,
- Versatile and vast grass laid garden
- Prime positioning for amenities and local green spaces.

Description:

This beautifully presented three bedroom semi-detached house in Rednal, Birmingham is perfect for large and growing families, presenting: a substantial lounge, a large dining room, a spacious, fitted breakfast kitchen, a ground floor WC, three double bedrooms, a contemporary family bathroom, en-suite shower room, a large double garage/gym, a bar/games room, utility, off-street parking, versatile and vast grass laid garden and is in prime positioning for amenities and local green spaces.

On entry, the property leads into a hallway comprising stairs rising to the first floor. To the right, a door opens into the lounge, a generous space ideal for comfort and family entertainment. This flows seamlessly into the dining room via French doors, offering ample space for a family dining table and access to under stairs storage. The dining room leads into the kitchen, which is well fitted with ample storage and worktop space, an integrated dishwasher, a breakfast bar, and plenty of room for freestanding appliances. French doors open from the kitchen into the rear garden. The kitchen also provides access to a WC, fitted with a toilet and wash basin, as well as a utility room featuring additional storage cupboards, worktop space, a sink, and room for utility appliances.

The first floor comprises a landing with stairs leading to the second floor, bedroom two—a generous double with a fitted sliding-door wardrobe—the third bedroom, which is also a well-sized double, and the family bathroom, fitted with a toilet, wash basin, bathtub, and a shower cubicle.

The second floor leads to the main bedroom, a spacious double offering ample room for comfort and storage units. It also benefits from access to an en-suite, fitted with a toilet, wash basin, and shower cubicle, as well as a walk-in wardrobe, ideal for storage and space-saving.

The garden opens to an expansive paved patio hosting space for garden furniture and external storage. Continuing to a sweeping, well-maintained grass-laid lawn, there is ample space for outdoor activities and entertaining. The garden is completed by a border of wooden panel fencing and a large outbuilding currently being used as a bar/games room, presenting an additional covered space



perfect for entertaining. The property is completed by an external two-storey double garage currently being used as a gym, this offers substantial room for hobbies and external storage, with the first floor acting as a loft in its entirety.

Situated in a sought-after location of Rednal, Worcestershire, not only does this property benefit from its beautiful semi-rural surroundings, but also from easy access to Birmingham city centre, excellent local schooling and amenities and fantastic travel links being within close proximity of the M5 network.

Details:

Hall

Lounge 16'6" x 14'6" (5.03m x 4.42m)

Dining Room 8'8" x 17'8" (2.64m x 5.38m)

Kitchen/Breakfast Room 17'7" x 13'3" (5.36m x 4.04m)

Utility Room 10' x 5' (3.05m x 1.52m)

WC

Landing

Bedroom Two 8'8" x 17'8" (2.64m x 5.38m)

Bedroom Three 10'1" x 11'7" (3.07m x 3.53m)

Bathroom

Landing

Bedroom One 11'6" x 14'6" (3.5m x 4.42m) Both Max

En-suite

Closet/Storage

Double Garage/Gym 17'5" x 16'2" (5.3m x 4.93m)

Storage (Above Double Garage/Gym) 12'10" x 16'2" (3.9m x 4.93m)

Cellar 12'6" x 11'1" (3.8m x 3.38m)

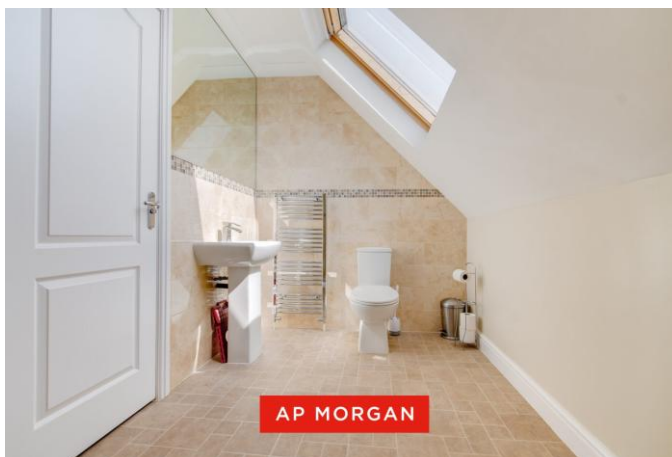
Bar/Games Room 24'11" x 7' (7.6m x 2.13m)

EPC Rating: To be confirmed

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



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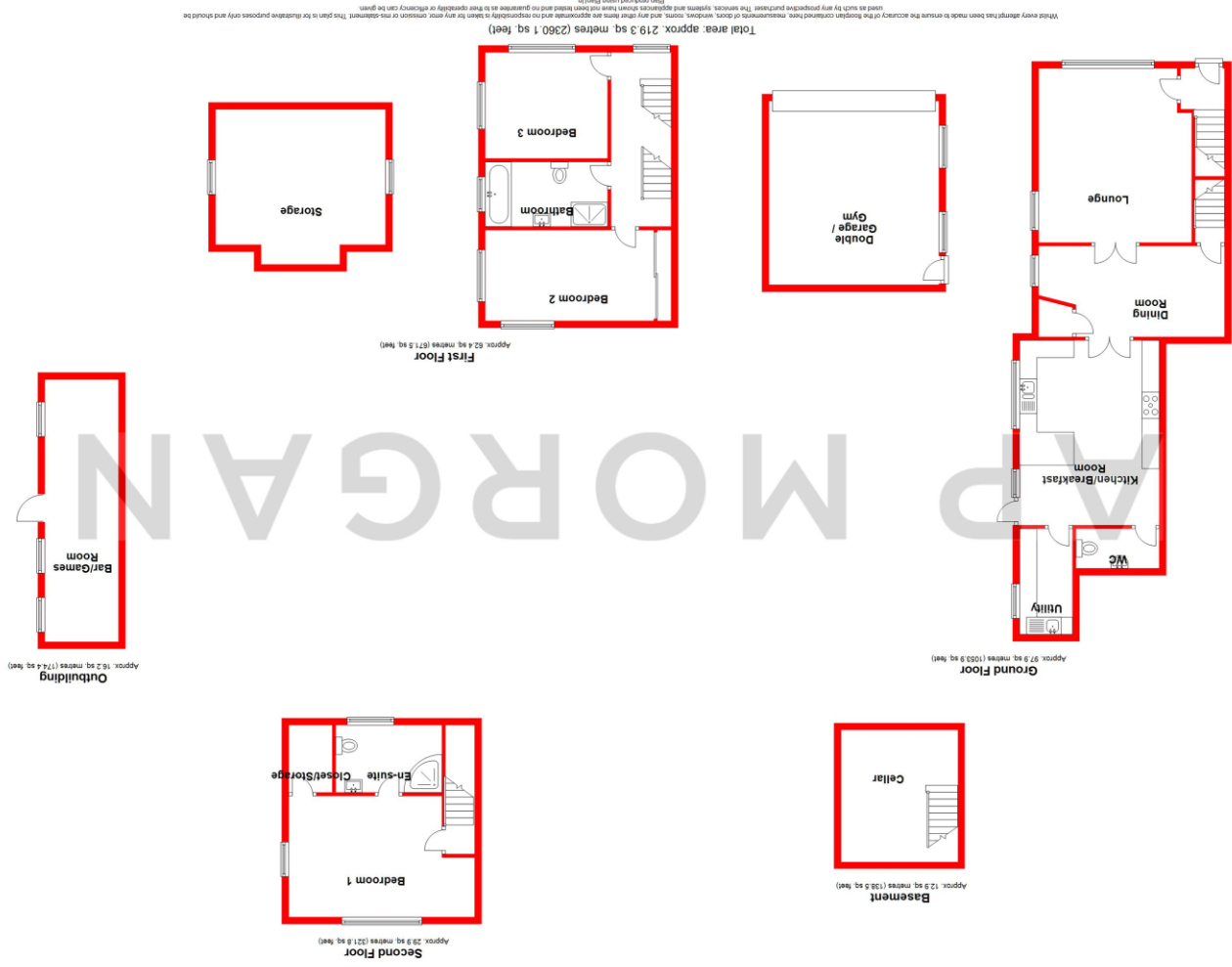
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